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## Pennsylvania Road, Exeter, EX4 6DF

£275,000

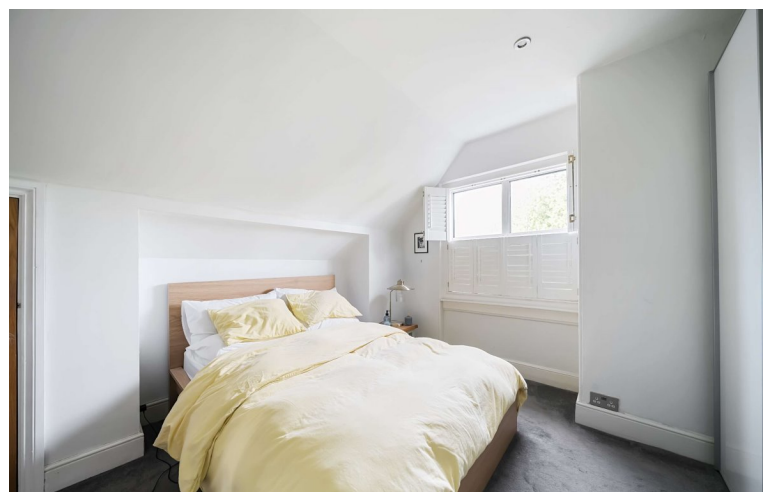
Introducing a charming period apartment boasting 2 bedrooms, located in a sought-after area. This elegant property features high ceilings, large windows, and a spacious open-plan living area. Enjoy the convenience of being close to amenities and transport links.

**Winkworth**

Crediton: 01363 773757  
crediton@winkworth.co.uk

Exeter: 01392 271177  
exeter@winkworth.co.uk

Winkworth.co.uk  
Tiverton: 01884 675 675  
tiverton@winkworth.co.uk



## Description:

**Communal Hall:** Attractive stained-glass window to side aspect. Cupboard housing electricity meters and fuseboard. Stairs up to flat.

**Front Entrance:** internal staircase creating depth within the flat, leading to the reception hall.

**Reception Hall:** Large open space with banister overlooking the stair way, natural like flooding the space provided by the windows across the length of the wall hugging the stairs. All room branch off from this position.

**Sitting Room:** A beautiful room accompanied by far reaching views to the back of the property. Featuring a functional open fire. Ample space for table, chairs, and sofa. Large built in eaves storage in either side of the living space. Two radiators.

**Kitchen:** Bespoke fitted kitchen, integrated electric single oven, cupboards throughout, Wooden worktops, black composite sink set under Iroko double drainer worktop with set in mixer tap, induction hob. Integrated fridge with a free standing washing machine.

From reception hall, door to:

**Bedroom One:** A good sized bedroom, full of charm and character. Feature high ceiling with coving. Bedroom with views over the front aspect, bespoke fitted New England Style shutters, paired with eaves built in storage, radiator.

**Bedroom Two:** Another characterful good-sized double. Window with bespoke fitted New England Styles shutters. Views to the front of the property and beyond, eaves storage, radiator.

**Bathroom:** Stylish bathroom consisting of a thermostatically controlled Grohe shower mixer over. Low level WC and sink station. Cream tiled throughout complimented with black finished sink cabinet, radiator.

**Broadband** – Ultrafast available up to 1000mbps (checked on Ofcom).

**Mobile service** – You are likely to get good service (checked on Ofcom).



## AT A GLANCE...

Top floor flat  
Good size living room area  
2 Bedrooms  
Kitchen  
Bathroom  
Share of freehold (1/3)  
Permit Parking  
Close to Streatham campus  
Close to city centre

## PROPERTY INFORMATION:

Share of Freehold  
Council tax Band:  
Mains electric, gas, water, and drainage.  
Broadband – ultrafast available up to 1000mbps (checked on Ofcom).  
Mobile service – you are likely to get good service (checked on Ofcom).  
Share if free hold - Leasehold: 999 years from 1975  
24 % share of all building outgoings.  
Current agreed service charge to cover all insurance, managing agent and sinking fund fees ... £1,080pa



# Pennsylvania Road, Exeter, EX4

Approximate Area = 694 sq ft / 64.5 sq m

Limited Use Area(s) = 49 sq ft / 4.5 sq m

Total = 743 sq ft / 69 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1206394



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	63
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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